

2.5.1 M-1 Industrial District

The following provisions shall apply in the M-I Industrial District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the **M-3** zone be allowed in this zone as accessory uses

Agricultural uses

Automobile parking areas, public and private

Auxiliary commercial uses: the following commercial uses shall be permitted only when subordinate and incidental to areas of existing industrial use:

Branch offices of banks, savings and loans and similar financial institutions

Convenience grocery stores

Credit unions

Restaurants as permitted in the **C-1 District**

Vehicle service stations or repair

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building

Carting and light local deliveries

Churches, parish halls and temples

Dwellings, only in connection with bona fide agricultural operations, or as living quarters for bona fide caretakers and/or for watchmen and their families

Greenhouses, wholesale

Indoor paint ball ranges

Laboratories, research, experimental or testing, but not including combustion type motor-testing

Medical laboratories

Office buildings, as accessory uses only

Telecommunications hotels

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Warehouse, storage, including mini-warehouses
Wholesale houses and distributors, provided the operation is enclosed in a building

Uses, manufacture, processing, treatment, or storage of the following, providing all operations permitted, including storage, must be confined within a building (uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)

Adhesives, excluding manufacturing of basic components
Awnings, metal
Beverage (non-alcoholic) manufacture
Beverage, blending and bottling
Blacksmith
Bookbinding
Broom and brush
Button manufacture, except button blanks from shell
Carbon paper and ink ribbons
Carpenter, cabinet making, and pattern shops
Chemicals (packing only)
Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products
Cleaning and dyeing of garments, hats and rugs
Clocks and watches
Cloth products, including canvas, clothing, garments
Computers and related equipment
Cosmetics or toiletries
Electronic measuring instrument and electrical control devices
Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not including electrical machinery
Electrical supplies, including cable and wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies
Flowers, artificial
Food processing, including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleomargarine (compounding and packaging only)
Fur finishing and fur goods, not including tanning, dyeing
Glass products from previously manufactured glass
Hair, felt, or feather products
Hat finishing and millinery from straw and other fibers
Ink or ink ribbon, packaging
Instruments, accessories and supplies used in medical diagnosis and treatment
Jewelry
Latex paints (water base)

Leather products manufacture (no tanning operations), including shoes, machine belting, or similar products

Luggage

Machines, business, including accounting machines, calculators, card counting equipment, typewriters, or similar products

Medical appliances, including braces, limbs, stretchers, supports, or similar appliances

Motion picture production

Musical instruments (including pianos and organs)

Novelty products (from prepared materials)

Optical equipment

Paper products, including bags, boxes, bulk goods, containers (shipping), envelopes, interior packaging components, stationery, tubes, wallpaper, or similar products

Pharmaceutical products (compounding only)

Photographic equipment

Plastic molding and shaping, excluding manufacturing of basic components

Precision instruments

Printing, publishing, engraving, including photo-engraving

Scenery construction

Sheet metal shops

Signs and displays (non-metal)

Soaps or detergents, including washing or cleaning powder or soda, packaging only

Statuary and art goods, other than stone and concrete, including church art, figurines, mannequins, religious art, (excluding foundry operations)

Stamp (hand), stencils, and brands

Toys and games

Trade and business schools

Umbrellas and parasols

Upholstery and furniture shops, wholesale

Vehicles, children's, including baby carriages, bicycles, scooters, wagons, or similar vehicles

Window shades, Venetian blinds, awnings, tarpaulins, and canvas specialties

Wood products, including furniture, baskets, boxes, crates, or similar products, and copperage works (except copperage stockmill)

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations:

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building heights and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....2.0

2. Maximum Density:
.....None

2.5.2 M-2 Industrial District

The following provisions shall apply in the M-2 Industrial District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses.

All uses permitted in the M-1 District

Building materials (cement, lime, sand, gravel, lumber, and the like), storage and sales

Bus garage and repair shop

Exposition building or center

Fairgrounds

Flea market

Lumber yards

Railroad freight terminals and yards

River terminals

Storage yard or contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors; outdoor storage of material and equipment permitted

Training schools (industrial and vocational) including combustion engine schools

Truck or transfer terminal, freight and motor freight and motor freight stations

Truck (greater than two tons) and other heavy motor driven vehicles: sales, rental, repair and storage

Warehouses, produce and storage

Waterfront shipping

Wholesale houses and distributors

Wholesale markets (goods not contained in totally enclosed buildings)

Uses, manufacture, processing, treatment, or storage of the following:

Air conditioning, commercial

Aircraft and aircraft parts

Aluminum extrusion, rolling, fabrication, and forming

Animal pound

Apparel or other textile products from textiles or other materials, including hat bodies of fur, wool, felt, or similar products

Assembly and repair of automobiles, bicycles, carriages, engines (new and rebuilt), motorcycles, trailers, trucks, wagons, including parts
 Athletic or sports equipment, including balls, baskets, bats, cues, racquets, rods, or similar products
 Baskets and hampers (wood, reed, rattan, and the like)
 Battery, storage (wet cell)
 Bedding (mattress, pillow, quilt), including rebuilding or renovating
 Boat manufacturing and repair
 Box and crate
 Carpet, rug, mat
 Clay, stone, glass products
 Coal and coke, storage and sales
 Concrete products (except central mixing and proportioning plant)
 Culverts
 Distilleries, breweries, and non-industrial alcoholic spirits
 Firearms
 Food processing, including chewing gum, chocolate, cocoa and cocoa products; condensed and evaporated milk, processing and canning; flour, feed and grain (packaging, blending, and storage only); food products except slaughtering of meat or preparation of fish for packing; fruit and vegetable processing (including canning, preserving, drying, and freezing); gelatin products; glucose and dextrine; malt products; meat products, packing and processing (no slaughtering); yeast
 Foundry products (electrical only)
 Furniture
 Grain blending and packaging, but not milling
 Hardware, products or tools, including bolts, brads, cutlery, door knobs, drills, hinges, household items, locks, metal casting (nonferrous), nails, needles and pins, nuts, plumbing appliances, rivets, screws, spikes, staples, tools (hand), or similar products
 Heating, ventilating, cooking, and refrigerating supplies and appliances
 Hosiery mill
 Household appliances, electrical and gas, including stoves, refrigerators, washing machines, clothes dryers, and similar products
 Ice, dry or natural
 Implements, agricultural or farm
 Ink manufacture (mixing only)
 Insecticides, fungicides, disinfectants, and related industrial and household chemical compounds (blending only)
 Iron or steel (ornamental), miscellaneous, fabrication or assembly, including steel cabinets, doors, fencing, metal furniture, or similar products; cleaning, grinding, heat treatment, metal finishing, plating, polishing, rust proofing, sharpening, or similar processes
 Machine, tool, die, and gauge shops
 Machine, tools, including metal lathes, metal presses, metal-stamping machines, wood-working machines, or the like
 Millwork and planing
 Motion picture equipment, commercial

Paint and coating, except manufacturing gun cotton nitro-cellulose
lacquers and reactive resin cooking
Pencils
Perfumes or perfumed soaps, commercial
Plating, electrolytic process
Plumbing supplies
Poultry or rabbit, packing or slaughtering (wholesale)
Pottery and porcelain products
Pulp goods, pressed or molded (including paper-mache products)
Rubber and synthetic-treated fabric products (excluding all rubber or
synthetic processing) such as washers, gloves, footwear, bathing
caps, atomizers, or similar products
Safes and vaults
Sheet metal products from metal stamping or extrusion, including
containers, costume jewelry, pins and needles, razor blades, bottle
caps, buttons, kitchen utensils, or similar products
Shipping containers (corrugated board, fiber or wire-bound)
Silverware, plate or sterling
Textiles and fibers into fabric goods; spinning, weaving, knitting,
manufacturing, dyeing, printing and finishing of goods, yarns, knit
goods, threads, and cordage
Tire re-treading and vulcanizing shop
Tobacco (including curing) or tobacco products

Those uses which are more similar in type and intensity to the above list
of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a
Conditional Use Permit by the Board of Zoning Adjustment. Refer to
Chapter 4 Part 2 for a listing of uses and requirements that apply to
specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size,
setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....3.0
2. Maximum Density:None

2.5.3 M-3 Industrial District

The following provisions shall apply in the M-3 Industrial District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone.

All uses permitted in the **M-2 Industrial District**

Adult entertainment, subject to the requirements of **Chapter 4, Part 4**

Forge plants, drop hammer or pneumatic

Foundries, ferrous or non-ferrous, brass, bronze

Race tracks for motor-powered vehicles

Railroad yard, roundhouse, repair and overhaul shops, railroad equipment including locomotive and railroad car building and repair

Storage of coal and gas, yards and pockets

Uses, manufacture, processing, treatment, or storage of the following:

Aromatic flavoring materials (essential oils)

Bag cleaning

Boiler manufacture (other than welded)

Cider and vinegar

Concrete, central mixing, and proportioning plant

Cotton ginning, cotton wadding, or linters

Film, photographic

Flour, feed, grain except grain elevators

Glass and glass products (large), including structural or plate glass, or similar products

Graphite or graphite products

Hair, felt, feathers, shoddy, bulk processing, washing, curing and dyeing

Ink manufacture from primary raw materials (including colors and pigments)

Insecticides, fungicides, disinfectants, or related industrial or household chemical compounds

Jute, hemp, sisal, or oakum products

Lead oxide

Linoleum and other hard-surfaced floor covering (except wood), oil cloth, oil-treated products, or artificial leather

Machinery, heavy, including electrical, construction, mining, or agricultural, also repairs

Metal alloys or foil, miscellaneous, including solder, pewter, brasses, bronzes, tin, lead, gold foils, or similar products

Metal casting or foundry products, heavy, including solder, pewter, brasses, bronzes, tin, lead, gold foils, or similar products

Metal or metal products; treatment or processing including enameling, japanning, lacquering, galvanizing, and (hot dip) plating

Molasses

Monument and architectural stone, monument works
 Motor testing (internal combustion motors)
 Oils, shortenings, and fats (edible)
 Paint, lacquer, shellac, and varnish, including calcimine, casein, colors and pigments, thinners and removers
 Paper and paper board (from paper-making machines)
 Pickles, vegetable relish, sauces
 Pottery and porcelain products (coal-fired, including bathroom or kitchen equipment, or similar products)
 Refrigerating plants
 Rice cleaning and polishing
 Roofing materials, building paper, and felt (including asphalt and composition)
 Rubber (natural or synthetic), including tires, tubes, or similar products, gutta percha, chidle, and balata processing
 Sauerkraut
 Self-tanning materials and allied products
 Shell grinding
 Soaps and soap products or detergents, including fat rendering, oils, vegetable and animal (non-edible)
 Stone processing or stone products, including abrasives such as wheels, stones, paper and cloth, asbestos products, stone screening, stone cutting, stone-works, sand or lime products, or similar processes or products
 Sugar refining
 Synthetic fibers
 Textile bleaching, bleachery, bleaching products, including bluing vitreous enameled products
 Wall board, plaster board, insulation, and composition flooring
 Wood or lumber processing, including sawmills, planing mills, cooperage stock mills, excelsior or packing materials, plywood veneer, wood-preserving treatment, or similar products or processes
 Wool pulling or scouring

Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to **Chapter 4 Part 2** for a listing of uses and requirements that apply to specific uses.

C. Property Development Regulations

Refer to the applicable Form District regulations in **Chapter 5** for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....4.0
2. Maximum Density: None